

## Proposes Shuttle Trains for B. R. T. in Queensboro

A new proposal for a through service of the B. R. T. subway trains to Astoria and Corona in Queens to serve the commuters of the district is being advanced by the Queensboro Chamber of Commerce. It calls for the operation of a shuttle train of narrow cars like the Interborough type from the Bridge Plaza to the ends of the Astoria and Corona extensions.

Edward A. MacDougall, president of the Queensboro Chamber of Commerce, which is developing the cooperative apartment house community at Jackson Heights, is chairman of the sub-committee of the Queensboro Chamber of Commerce which is studying plans to secure immediate through service. The shuttle train service is proposed to be operated from the construction of an elevated spur from the Bridge Plaza terminal down Jackson avenue to the Court House in order to allow the frequent wide car B. R. T. trains to switch back to the Plaza station for the return trip to Manhattan without interfering with the operation of the shuttle trains. The Transit Commission engineers have estimated that this extension will cost \$300,000, and may require from one and a half to two years to build.

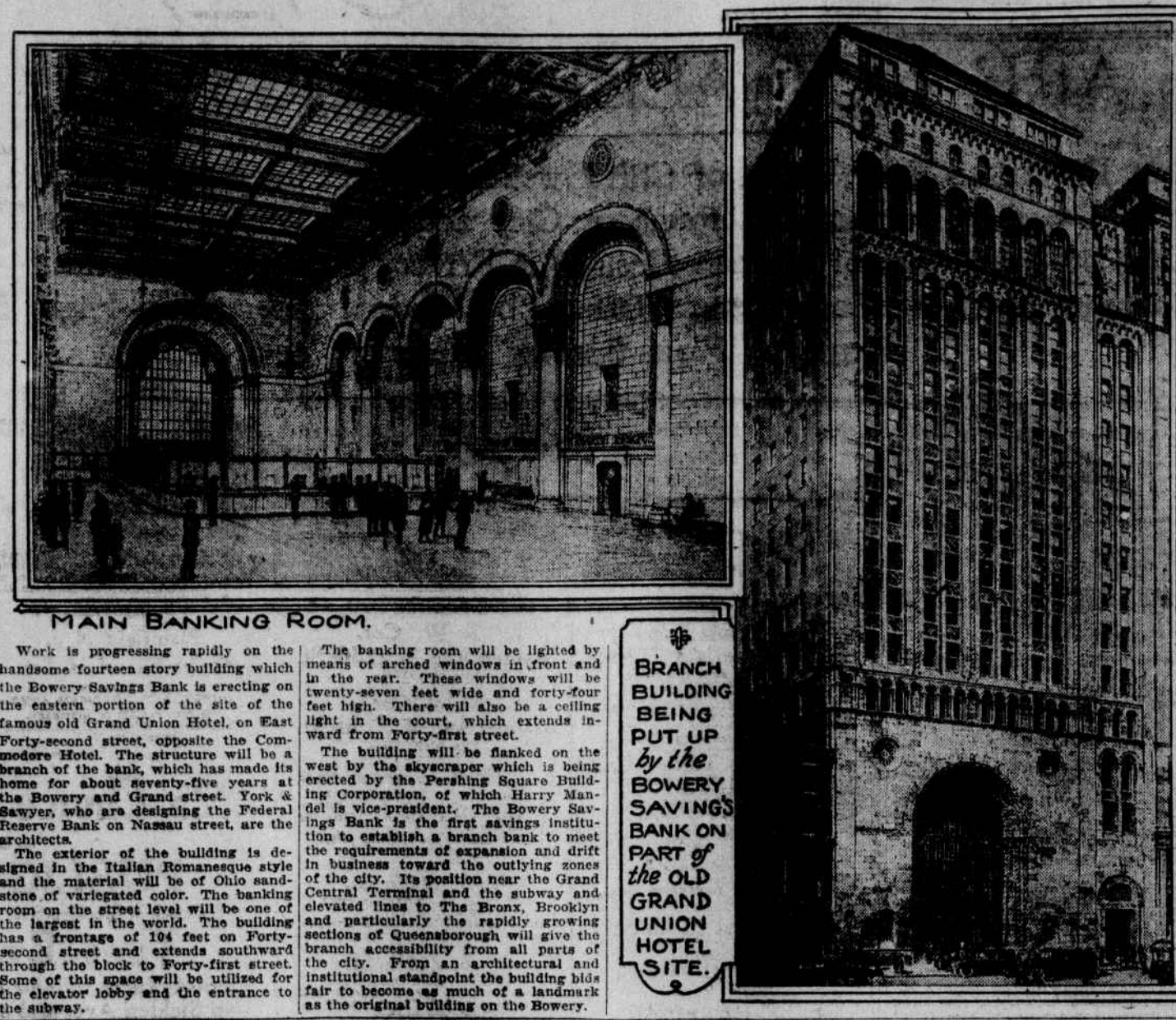
Some time ago the proposition was advanced to connect the B. R. T. platforms at the Bridge Plaza with the Interborough platforms and to give passengers from both lines a free physical transfer from one line to the other. The Queensboro Chamber of Commerce, which did not endorse this proposal at the time, is now giving the idea serious consideration. According to Walter I. Willis, secretary of the Chamber of Commerce, Queens, while it has now obtained rapid transit, the district is handicapped by the fact that it has no direct transit to Manhattan. The Bronx or Brooklyn without annoying transfer tangles.

The Interborough service entails an especially irritating transfer at the Grand Central station. The second avenue elevated line requires a transfer at Fifty-seventh street and the B. R. T. requires a transfer at the Bridge Plaza station and for passengers bound for Brooklyn; another transfer at Fifty-seventh street and another avenue to express trains is required.

Regarding the necessity for bringing about complete dual operation of the B. R. T. to Astoria and Corona, the extension of the Queensboro I. R. T. tunnel to the west side of Manhattan through Forty-second street, Mr. Willis says:

"The Queensboro Chamber of Commerce believes that there is no more important public improvement affecting any section of Queens Borough than the through operation of the Broadway-Fifty-ninth street subway trains of the New York Municipal Railway, which will terminate at the Bridge Plaza station to the terminus of the Astoria extension at Ditmars avenue and over the Corona extension, through the Woodside transfer station of the Long

## From Bowery to 'Little Wall Street'



Work is progressing rapidly on the handsome fourteen story building which the Bowery Savings Bank is erecting on the eastern portion of the site of the famous old Grand Union Hotel, on East Forty-second street, opposite the Commodore Hotel. The structure will be a branch of the bank, which has made its home for about seventy-five years at the Bowery and Grand street. York & Sawyer, who are designing the Federal Reserve Bank on Nassau street, are the architects.

The exterior of the building is designed in the Italian Renaissance style and the material will be of Ohio sandstone. The building will be one of the largest in the world. The building has a frontage of 104 feet on Forty-second street and extends southward through the block to Forty-first street. Some of this space will be utilized for the elevator lobby and the entrance to the subway.

The banking room will be lighted by means of arched windows in front and in the rear. These windows will be twenty-seven feet wide and forty-four feet high. There will also be a ceiling light in the court, which extends inward from Forty-first street.

The building will be flanked on the west by the skyscraper which is being erected by the Pershing Square Building Corporation, of which Harry Mandel is vice-president. The Bowery Savings Bank is the first building in the city to establish a branch bank to meet the requirements of expansion and drift in business toward the outlying zones of the city. Its position near the Grand Central Terminal and the subway and elevated lines to the Bronx, Brooklyn and particularly the rapidly growing sections of Queensborough will give the branch accessibility from all parts of the city. From an architectural and institutional standpoint the building bids fair to become as much of a landmark as the original building on the Bowery.

## \$850,000 Sale in Park Ave. Zone; Other Market News

The fourteen story apartment house, 100x100, at 156 East Seventy-ninth street, seventy feet east of Lexington avenue, has been sold by Byrne & Bowman to Milton M. Dryfoos. The property was built by Julius Fishman & Sons and was held at \$360,000. It rents for \$135,000 a year, and is regarded as one of the high class apartment houses in the Park avenue zone. There are three suites on each floor. The buyer paid all cash above the first mortgage.

The Starkey Realty Corporation sold through Blum & Hobbs to an investor the Wilshire house, a five story elevator apartment house at 504 West 151st street, on a plot 75x100, adjoining Broadway and Riverside Drive. The Wilshire houses fifty-four flats and is laid out in suites of from three to six rooms. It returns an annual rental of \$60,000, and was held at \$75,000.

Samuel H. Martin sold for the Realty Supervision Company the five story apartment house at 475 West Fifty-seventh street to Adolph & Aaron Weiss.

The Ahl Company, Inc. A. H. Levy president, bought from the West 144th Street Realty Company the six story elevator apartment house at 504 West 151st street, on a plot 75x100, adjoining Broadway and Riverside Drive. The structure is arranged for twenty-four families and returns an annual rental of about \$26,000. D. J. Lewis was the broker.

Froman & Taubert sold for Margaret D. Fitzpatrick, a five story triple flat, with double store, at 215 East Eighty-sixth street, 52x100, to Emanuel Ornstein. The building houses 217-221 were sold by these brokers to Mr. Ornstein three weeks ago, giving him a plot 75x100.

In the Dwelling Market.

Monahan & Mulry sold for William J. Urch to Dr. Henry C. Becker the three story and basement dwelling at 312 West 103rd street, on lot 18x100.

R. C. Vorsemer sold, through George W. Mercer Son, for Mrs. Matilda Davis, 327 West Twenty-ninth street, a four story and basement dwelling. The building has been in the Davis family since 1931.

Cusack Company and E. O'Sullivan sold a three story dwelling at 441 West Forty-third street for Jacob Kessler.

Yorkville Parcel in Transfer.

The newly organized 501-505 East Seventy-fifth Street Corporation, having for directors G. Leo, C. Hyatt and R. C. Vorsemer, purchased the two story building on plot 75x102.2, at 501-505 East Seventy-fifth street, east of Avenue A. The new company is represented by J. Eckstein, attorney. Adjoining on the east is the Adler & Eckstein Baking plant, Jacob Eckstein, treasurer.

Brooklyn Transactions.

The two five story tenements with stores, 50x119, at 810-812 Westchester avenue, near the Prospect avenue subway station, have been sold by Morris Lazar to Fred Oppenheimer and Simon Myers. Nat Morrison of Williamson & Bryan was the broker. The properties are adjacent to the Johnson Building, at the corner of Westchester and Prospect avenues. The Cosmopolitan and State banks are located in the vicinity.

Charles Bremer, represented by M. N. Krakover, attorney, purchased from Basil Blagier and others 807 Southern Boulevard, a five story apartment on plot 47x105, renting for \$12,000 and held at \$70,000.

Adolph Wang sold the five story apartment, with stores, on plot 51x100, at 1556 Southern Boulevard, for Mrs. Annie Wauer to H. Sachs.

The Hudson F. Rose Company purchased from the Edin Realty & Mortgage Company 62-6814 Middleton street, five two family houses. David S. Gerstfeld was the broker.

Plans for new apartment houses in the Bronx were filed yesterday as follows:

Bryant avenue, northeast corner Aldus street, five story, 120x100, Abbarmore Realty Company, Inc., owner; Charles Kreymborg, architect; cost \$170,000.

Morris avenue, west side, 184.22 feet front of 184th street, five story, 114.3x77.5, Walton Holding Corporation, owner; Samuel Silberberg, president; Charles Kreymborg, architect; cost \$185,000.

Harrison Deyo, with Titus Krott, sold

## A BRONX AREA RIFE FOR IMPROVEMENT

### Jump in Prices Predicted for Land Along Pelham Bay Subway Extension.

There are great possibilities along the Pelham Bay extension of the Interborough subway system, not only for the speculative builder but also for the homeseeker and investor, says a real estate operator noted for his shrewd investments. "Property in this locality is being snapped up by those who invest in real estate, though just why this section has been overlooked is hard to explain."

Westchester avenue is the main north and south artery in this section of the Bronx. It is 100 feet wide and is thoroughly improved. On it operates not only the subway system, but also a trolley line which connects the north and south portions of the borough and also links the principal east and west trolley lines.

Sound View avenue, which is in reality the old Clasons Point road, is a 100 foot street, which extends to Clasons Point. There is a trolley line on this thoroughfare which connects with the Westchester avenue line. A few blocks to the north, East 177th street (Clasons Point) is the longest east and west street in the Bronx, and the trolley line which operates on it passes the bulk of the subway and elevated roads in the borough, all of which have stations on this street.

Another important east and west street in White Plains avenue, also 100 feet wide. This thoroughfare will figure actively in the future development of the section and create a "business hub" on Westchester avenue, real estate men say.

In addition to the one at Sound View avenue there are several important stations in this section along Westchester avenue. At Elder street, just east of the Bronx River, is a large group of apartment houses, some of which have stores. These buildings were erected on the land formerly owned by the American Real Estate Company and face on Westchester avenue, Evergreen avenue, Wheeler avenue, Elder street and Boynton avenue. In laying out this development a certain space was provided for a country club, and tennis courts and places for other amusements were provided. This recreation center created a community spirit which has done much to help the development of the section.

At St. Lawrence avenue station, both north and south of Westchester avenue and extending east to the Elmer J. Grant Circle, is another extensive development, but this time comprising mostly one and two family houses. The property is in scattered ownership and was improved in anticipation of the rapid transit, which has since become a reality. There are several churches of various denominations in this section and also Public School 47, which is a fine modern building sufficient to care for the needs of this growing district.

The Elmer J. Grant Circle section, it is predicted, will be another business center, for at this point, not only are there the subway and trolley on Westchester avenue, but also the East 177th street trolley.

Only a few blocks to the west of the beautiful Bronx Park with its Zoological Gardens, and to the east is Clasons Point, where amusements of all descriptions are available. Pelham Bay Park is only a very few minutes' ride on the subway and there will be found splendid golf links, as well as seasonal water sports of all kinds, including swimming, boating, fishing, etc.

Many people predict that this section of the Bronx is destined to be one of the most rapidly growing sections of the borough and that once the trend of travel really gets into that direction nothing can stop it until the supply of land is exhausted. One thing is certain: Realty values have not increased in this part of the Bronx, and once the building movement really gets into that direction prices should seem ridiculously low.

## QUEENS BUSINESS MEN NOMINATE OFFICERS

William H. Johns, president of the George Batten Company, Inc., has been renominated for president of the Queensboro Chamber of Commerce for the coming year. The eleventh annual meeting for the election of officers and directors will be held Friday, April 14, at 10th Avenue, where the Queens Electric Light and Power Company is holding its annual meeting. Far Rockaway have been renominated as vice-presidents. P. A. Rowley, vice-president of the Bank of Manhattan Company, has been renominated for treasurer.

The following members of the Chamber have been nominated for a three year term on the board of directors: Edward A. MacDougall, president; Queensboro Corporation; Jackson Heights; W. M. Nones, president Norma Company of America, Long Island City; Charles G. Meyer, president Development Company, Forest Hills; John H. Penchoen, manager Title Guarantee and Trust Company, Long Island City; Jarvis S. Hicks, secretary Long Island City Savings Bank, Long Island City; and Clinton T. Roe, attorney, Whitestone.

Both Jarvis S. Hicks and Clinton T. Roe are new members of the board of directors, all the others having been renominated. Lewis H. Woodburn of Elmhurst is chairman of the nomination committee.

## BIG HOUSING PROJECT IN RICHMOND HILL SOUTH

Plans have just been filed in the Building Department of the Borough of Queens for new houses to be erected in Richmond Hill South by Stenberg Brothers, the total value of which will exceed \$1,245,000. The new development will take in the area lying between 100th and 110th streets, and extending from 196th avenue south to Rockaway Boulevard. It is an extension of the tract already developed at Richmond Hill South by Stenberg Brothers, whose building activities in that locality have attracted wide attention in years past.

The new development will include twenty two and one-half story single family detached houses on a restricted corner plot; also four bungalows and fourteen two family houses. The single houses will sell from \$2,200 up, the two family for \$12,000 and the bungalows for \$7,000.

Richmond Hill South is one of the most rapidly growing sections of the Borough of Queens. The property is accessible from Brooklyn, Manhattan and other parts of Queens Borough either by elevated, surface lines or the Long Island Railroad. The proposed extension of the Eastern Parkway subway will eventually reach the property and the Cross Bay Boulevard to the Rockaways, to be constructed by the city, will pass near it.

## GREENWICH WANTS ADEQUATE HOUSING

Business and professional men of Greenwich, Conn., have taken vigorous measures to remove the financial impediments which they declare is holding up the construction of homes in that beautiful suburban community. At a meeting held last Tuesday night in the Y. M. C. A. auditorium attended by prominent merchants, realtors, lawyers, contractors, bankers, manufacturers and architects the subject was thoroughly discussed and a committee appointed to study the problem of forming a building loan association.

The lack of funds for the construction of homes was ascribed by most of those present to the conservative business methods employed by the banks and to the legal restrictions imposed on the latter as to the investment of funds. Mr. Allen Coggeshall, electrical contractor; S. J. Murphy, plumbing contractor; Ronald Taylor, cement flooring contractor; M. F. Westergren, electrical contractor; Thomas B. Clark, Roswell D. Tompkins, John H. Kett and Richard Patterson, representing the Building Trades Council; Michael Calorese, a plasterer; and Dr. J. L. H. Hott, Hudson Guild; Peter Brady, education committee, New York State Federation of Labor; Morris E. Siegal, director of the New York Continuation Schools; John Munholland, chairman, New York City Advisory Board of Vocational Education; Fred Moran, executive secretary, New York City Board of Vocational Education; and W. P. Tichenor, editorial staff of the Record and Guide, representing the related interests.

The personnel of this committee is designed to be associated in its interests and control, composed as it is of persons representing Investment, Design, Construction, Labor, Material Supply and Related Interests.

The committee was established, as expressed by Stephen P. Voorhees, president of the New York Building Congress, for the purpose of fostering the development of apprenticeship in the building trades, not by dictation, but by acting in an advisory capacity with similar committees from the various interests represented in the Congress.

The committee is designed to bring together the knowledge, experience and judgment of employers, labor and related interests for the advancement of mechanical skill in the building industry; to provide an opportunity for young men to learn the trades involved therein and to build up the opportunities offered by the building trades that they will attract young men in America who are not ordinarily interested.

The committee proposes to cooperate with all other committees, organizations and movements of trade, labor or educational interest by bringing their activities together and overcoming the indifference or inertia that has existed until now, which has done much to handicap if not to frustrate the best interests of training in the building trades.

The administration is vested actively in the committee as follows: Burt L. Penner, chairman; Clarence S. Stein, secretary; Ronald Taylor, Roswell D. Tompkins, Dr. John L. Elliott, M. F. Westergren and John H. Kett.

The services of this committee is rendered through the apprenticeship headquarters office, which is in charge of a specialist on apprenticeship, Frank L. Glynn, who is employed by the congress as an educational adviser. The temporary headquarters of this committee are located in the offices of Alexander M. Bink, 187 Fifth avenue, and office hours will be maintained from nine to ten o'clock in the morning and four to five o'clock in the afternoon, or otherwise by appointment.

## Want More Apprentices in Building Industries

A movement to revive the apprenticeship system in the building trades has been started by the New York Building Congress as a means of helping to up-date the construction industry, according to an announcement made yesterday by that body. The movement was started after a special investigating committee had reported on the need for such a change in the building industry. The Building Congress declares that building trades employers and representatives of organized labor have materially encouraged the adoption of the change.

The committee on apprenticeship was established by the New York Building Congress at a meeting of the executive committee of the Congress held January 10, 1922, in response to the demand on the part of the building industry, not to create unnecessary numbers of journeymen mechanics, but rather to develop men better trained in their craft and in citizenship than present day trade unionists still trying to perpetuate the extent of the building industry.

The membership of the committee on apprenticeship is composed of Alexander M. Bink, real estate; Burt L. Penner, architect; Clarence Stein, architect; Prof. S. O. Miller, structural engineer, Columbia University; Charles A. Fuller, consulting engineer; W. G. Luce, contractor; William H. McKiever, plumbing contractor; S. J. Murphy, plumbing contractor; Ronald Taylor, cement flooring contractor; M. F. Westergren, electrical contractor; Thomas B. Clark, Roswell D. Tompkins, John H. Kett and Richard Patterson, representing the Building Trades Council; Michael Calorese, a plasterer; and Dr. J. L. H. Hott, Hudson Guild; Peter Brady, education committee, New York State Federation of Labor; Morris E. Siegal, director of the New York Continuation Schools; John Munholland, chairman, New York City Advisory Board of Vocational Education; Fred Moran, executive secretary, New York City Board of Vocational Education; and W. P. Tichenor, editorial staff of the Record and Guide, representing the related interests.

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## LONG BEACH NOW HAS BUSINESS MEN'S ASSN.

The formation of an organization to be known as the Business Men's Association of Long Beach took place on Monday, March 6, in the village office at Long Beach. Vernon C. Ryder presided as temporary chairman. A draft of the by-laws was read and adopted and the following officers and directors were elected: President, George W. Whitbread, representing the Long Beach Lumber Company; vice-president, Fredrick J. Knob, real estate; treasurer, Charles B. Monro, cashier, National Bank of Long Beach; secretary, Frank L. Glynn, real estate. The board of directors includes George W. Whitbread, Benjamin Miller, Frederick J. Knob, Howard Shorrock, Edward J. Farrell, Charles B. Monro, Harry Grasser, J. B. Grube.

Harry Lewis, Cashier and Auditor of the Village of Long Beach, was appointed business secretary of the organization.

## West Side Garage Deal.

Dwight, Archibald & Perry, Inc., sold for Edmund, Henry S. and William S. Coffin the two story garage, 25x100, at 110 West Fifty-sixth street.

## Woman Buys Duplex Apartment.

Douglas L. Ehlman & Co. sold for the Seventy-sixth Street and Park Avenue Company a duplex apartment in No. 539 Park avenue, southwest corner of Ninety-sixth street, containing twelve rooms and four baths, to Mrs. Carter Herndon.

## Will Alter Lexington Ave. House.

James Kyle & Sons sold for the 559 Corporation the three story dwelling at 511 Lexington avenue. The buyer will make extensive alterations—putting in a street level story, a parlor floor story and four apartments of two rooms and bath each on the two upper floors.

## MORTGAGE LOANS HAVE POURED INTO QUEENS

Building activity in Queens Borough during the last year has resulted in the placing of many millions in mortgage loans by the various financial institutions in the borough. In answer to an inquiry sent out by the Queensboro Chamber of Commerce to these institutions, asking the amount loaned during the year 1921 on Queens Borough property, replies were received from twelve, whose loans aggregated \$18,000,000. No attempt was made at this time to obtain a report of loans placed in the borough by other than companies represented locally. These will add many millions more to the total noted above.

Announcements have been made during the year of loans made by the Metropolitan Life Insurance Company, most of which went to the Queensboro Corporation and the Ricker-Brown Company for their developments in Jackson Heights and Astoria, respectively.

In addition to these announcements was recently made a loan of \$1,000,000 negotiated by Slawson & Hobbs for the Ricker-Brown Company.

The institutions which sent replies to the inquiry, together with the amount loaned, follow:

Title Guarantee and Trust Co.	\$1,200,000
L. J. City Savings Bank	1,000,000
Lawyer Mortgage Co.	2,000,000
First Mortgage Guaranty Co.	1,500,000
S. Y. Title and Mortgage Co.	1,250,000
James Savings Bank	1,100,000
Lawyer Title and Trust Co.	1,100,000
First National Bank	700,000
P. S. Title Guaranty Co.	642,500
L. J. Bond and Mortgage Co.	525,000
Columbia Point Savings Bank	249,500
First National Bank (Queens)	47,000
Total	\$17,589,500

## TO DISCUSS MODEL FLATS.

The Phelps Stokes award for the best model tenement plan will be discussed at the spring luncheon of the Woman's Municipal League next Thursday in the Hotel Astor. The league feels that the contest was disappointing because it did not produce a prize design a model that is a real improvement on previous types. Among the speakers at the luncheon will be George McAneny, chairman of the Trans Commission, Fredrick Lee Ackerman, architect and writer, and Walter Stabler, controller of the Metropolitan Life Insurance Company, who will speak on "Financing Tenements."

## Shelter Island Estate Sold.

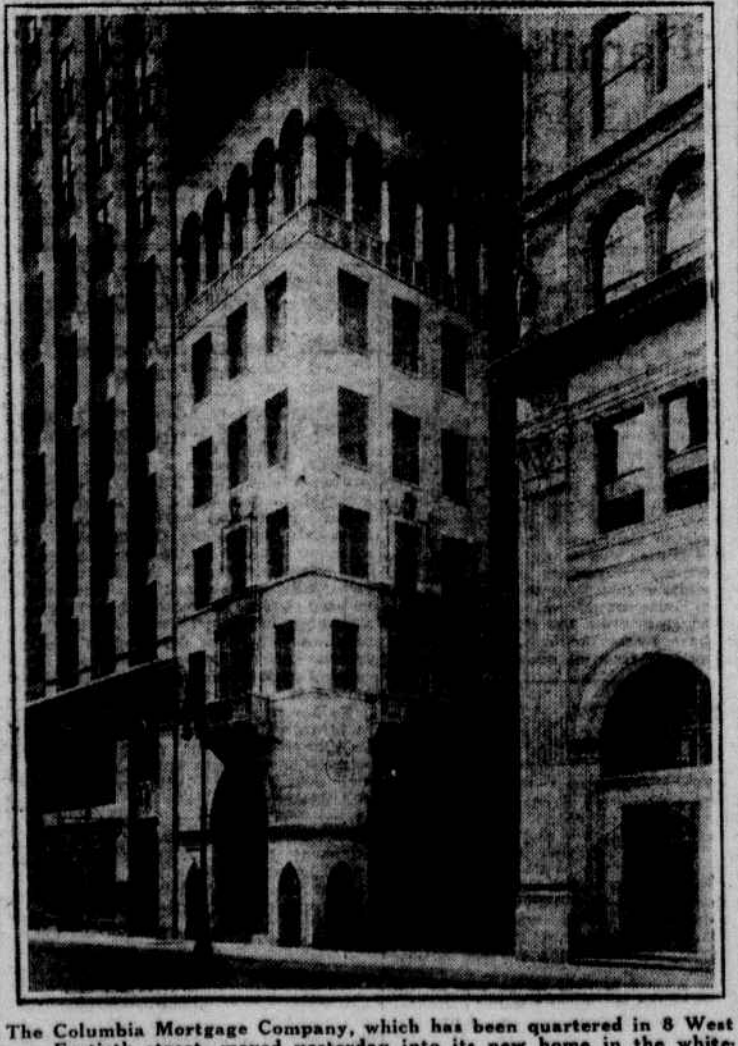
Bullock & Horton Company, as brokers, sold the Casady estate at Shelter Island, N. Y., on Main street between the Poughkeepsie Hotel and the Chequit Inn and extending through to Grand avenue, to a client for a summer residence.

## Dentists Will Build This Flat



Six story elevator apartment house for which ground has been broken on Central avenue through to Bay street, St. George, Staten Island, which is being erected by A. D. R. H. and J. D. Pents, dentists, from plans by Elettus D. Litchfield & Rogers, architects, and James Whitford, associate architect. Thomas J. Steen is the contractor. A building loan has been arranged by Pense & Elliman. The house will be a step from Borough Hall, and will contain suites of from three to five rooms.

## Mortgage Co. in New Home



The Columbia Mortgage Company, which has been quartered in 8 West Fourth street, moved yesterday into its new home in the white marble building at 4 East Forty-third street, between Fifth and Madison avenues. The structure is one of the architectural masterpieces of the Grand Central Terminal zone. It is seven stories high and occupies a plot 25x68 feet. It faces north on Forty-third street with a wide court on the west side. The building is the architect. Under the direction of Clarence F. Waldman, vice-president and general manager, the company's business has increased so rapidly during the past year that removal to larger quarters was necessary.

for Richard Palmer the four-story eight family house at 1353 Webster avenue to James G. Blaine.

Dwight, Archibald & Perry, Inc., sold for Edmund, Henry S. and William S. Coffin, a five story, plot 100x100, on the east side of Junior Avenue, 193 feet north of 187th street.

Brooklyn Trading.

John H. Delack with William Taenmet sold twelve lots on the west side of Ridge Boulevard between Bay Ridge avenue and Seventieth street to William S. Finberg, who will improve with two apartment houses at an estimated cost of \$225,000. Mr. Delack sold five lots on the southeast corner of Gravesend avenue and Avenue N for Wood-Harmon Company to Ralph S. Ginsburg, who will build a two-story store and dwellings at an estimated cost of \$75,000.

The Melneray-Klink Realty Company sold the three-story business and side of Flatbush avenue, 110 feet north of Foster avenue, for Samuel Bryant. Frank A. Seaver & Co. sold a plot 60x100 at the northeast corner of Twelfth avenue and Seventy-eighth street for the Chicago Boulevard Construction Company to a builder for improvement.

Henry L. Nielsen sold a one family dwelling at 941 Bay Ridge avenue to a client for occupancy.

The new Capitol Theater and store occupying the block front on the west side of Saratoga avenue, between Dean and Pacific streets, has been sold by the Main Building Corporation to the newly organized Helman Amusement Company. The property was held at \$300,000.

E. T. Newman sold the two six family flats, 1143-1145 Thirty-ninth street, on plot 48x55, to A. Goldberg for investment.

Friday & Lehmann have sold 541 Evergreen avenue, a three family from building, for John Weckel; a lot on New Lots road and 606 Bainbridge street, two story frame two family dwelling for Irene Kolman.

Suburban Transactions.

George Rowe sold an estate in the Rock Ridge section of Greenwich, Conn., for E. Slaven. The property was held at \$100,000.

Genung & Day sold for Gertrude and Morris Girdany their residence on the Parkway, Elmhurst, Park, Morrisown, N. J., to Dr. J. R. K. Moody; for Alphonse Huss, residence on Speedwell avenue, Morrisown, to Rabbi Isaac Bernard, who will make extensive alterations; for M. Williams, W. Cutler, a lot on Franklin place, Morris Plains, N. J., to Harold Woodcock, who will erect a dwelling; also for John B. Taylor, a two story apartment house on the corner of Police Herbert G. Wilkey.

Burke Stone, Inc., have sold for Charles Tier of Mount Vernon a plot on Sherman avenue, Bronxville, to William Rumsel of White Plains, who will erect a residence.

Edward P. Hamilton & Co. sold for A. W. Fargo his Georgian residence, garage and one acre at the southeast corner of Park Ridge and Kew-Forest roads, Orange, to Henry G. T. Martin; for Wilbur Herbert, residence, garage and half acre at 450 Prospect street, South Orange, to J. A. Macdonald; for Fannie Press Dorf, the three story brick and concrete loft building at 30 North Fifteenth street, East Orange, to the Ryndal Corporation, which will in part pay for the block front on South Jefferson street, from Joyce to Cary street, with a frontage of 510 feet on South Jefferson street, Orange, and for the Alamo Realty Company the brick and frame residence and quarter acre at southwest corner of Northfield avenue and Coburn terrace, West Orange, to Dr. W. H. Dockett of Jersey City.

Pringle & Ripley sold three plots on Nyack avenue, in the Pelham Heights section, to Florence Thomas, who will erect a dwelling. The same brokers sold a two story apartment house in the Pelham Heights section of Pelham to Blinner & Tryzve Olsen of Yonkers, N. Y. The purchasers will improve with an English style house.

The Walter Thompson sold for the Westchester Real Estate and Improvement Company a plot of 66 feet frontage on Mamaroneck avenue, White Plains, N. Y., to Clark H. Heber of this city. The plot will build a modern apartment and stores.

TO EXHIBIT MOTOR CAR AT HOME SHOW

Dealers Believe Home Buyers Want Automobile After They Take Title.

After you buy your home you find it almost necessary to own an automobile; at least that is the belief of the promoters of the "own your home" exposition which is to open in the Sixty-ninth Regiment Armory on April 22d. Accordingly the committee in charge has decided to invite one automobile dealer to take part in the exhibit and the Maxwell-Chalmers Corporation has decided to accept the invitation. Speaking of the exhibit and the participation of the automobile concern in it, Harry J. De Bear, president and general manager of the Maxwell-Chalmers Corporation, said yesterday: "That the automobile has actually become a part of every day life to many people has been proved by the very great number of cars which have been purchased for use in their daily pursuits. One of the most notable instances of this is with the suburban and people living in small towns contiguous to the large centers. While there is, in most cases, a regular train schedule maintained, so many people have moved into the country to escape city congestion that the train is actually overcrowded, and for these people the automobile has established itself firmly as a prompt means of conveyance from home to office and office to home.

"Realizing the importance of the automobile to the man who owns his home, we decided it would be a most valuable thing for us to exhibit our car at the 'own your home' exposition. We were fortunate in being able to secure the exclusive rights for showing an automobile at this exposition, which places on display everything that is necessary for the construction and equipping of a home.

"The plans for the exposition greatly interest us. We believe it will be a great medium for disseminating authoritative information on every phase of home building and that exhibitors will actually stimulate a vast amount of small house construction. In talking to a man recently who had just completed a home about twenty-five miles from New York City as a result of the exposition held last spring, he told me that after passing upon the plans of his architect for the construction of the house, the next step was to have his car completed for use in their daily pursuits. He was to be delivered upon completion of his new home.

"The National Portable Building Manufacturers Corporation of this city will exhibit a garage at the exposition."